

# THE OUTLETS AT MONTEHIEDRA

9410 AVENUE LOS ROMERO, SAN JUAN, PR 00926



## PROPERTY HIGHLIGHTS

**METRO AREA:** Puerto Rico

**COUNTY:** San Juan

The Outlets at Montehiedra, located just 6 miles south of San Juan, is a regional outlet shopping center with nearly 100 local and national tenants including Polo Ralph Lauren, Gap Outlet and Nautica, as well as a strong anchor line up including Marshalls Mega Store and Home Depot. Caribbean Cinemas features an IMAX 4DX amusement concept. Ralph's, TJ Maxx, and Urolgoy Hub are expected to open in 2024.

**TOTAL SF**  
530,129

**ACRES**  
55.4

**PARKING SPACES**  
3,050

**PARKING RATIO**  
5.75:1,000 SF

**CENTER TYPE**  
Regional Center (Outlet)

### LEASING AGENTS

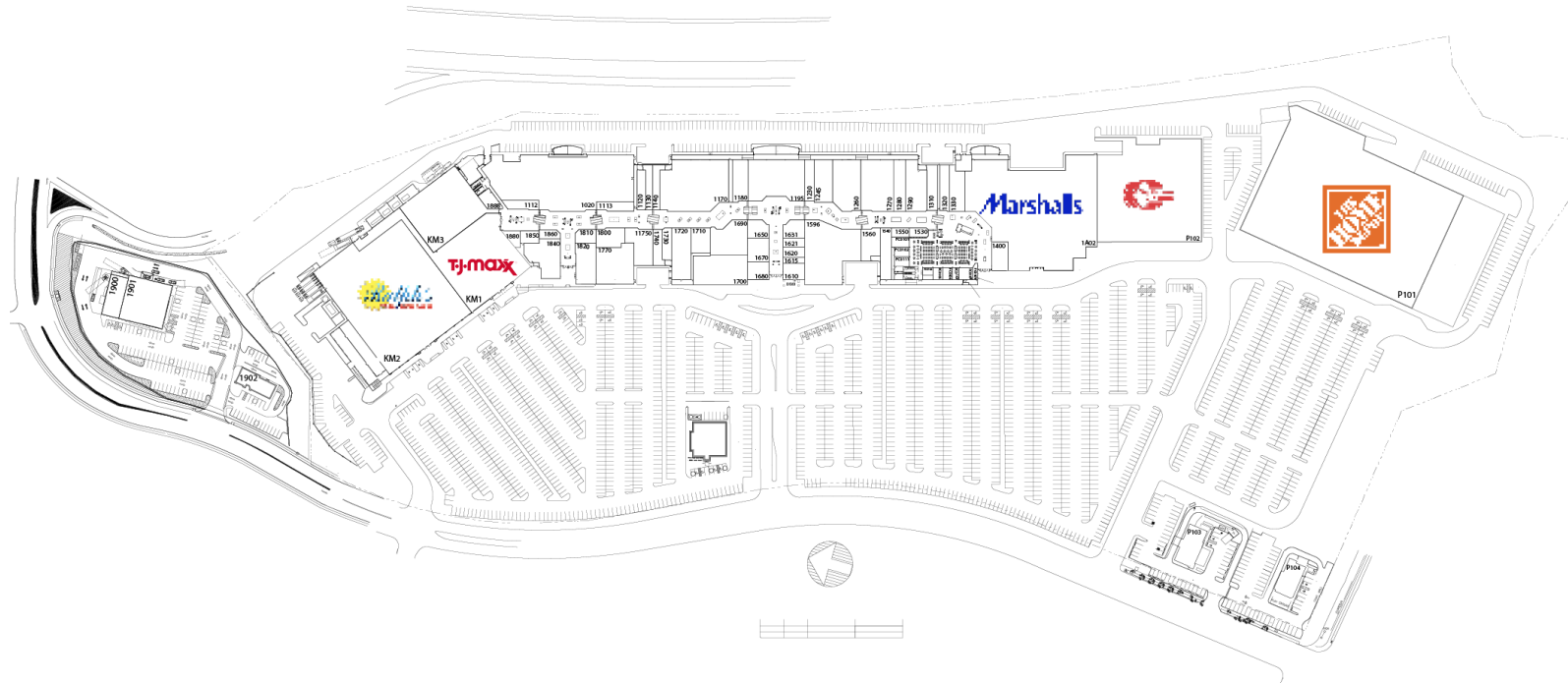
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### SPECIALTY LEASING

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THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

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| #    | TENANTS                 | SQFT   | #    | TENANTS                    | SQFT   | #       | TENANTS                    | SQFT    |
|------|-------------------------|--------|------|----------------------------|--------|---------|----------------------------|---------|
| 1A02 | Marshalls               | 52,460 | 1596 | Nike Factory Store         | 13,150 | 11750   | Me Salve                   | 3,635   |
| 1K08 | Available               | 100    | 1610 | Wingstop                   | 1,567  | FC0101  | KFC                        | 768     |
| 1K09 | Sunglass Hut            | 180    | 1615 | PalettAmerica              | 585    | FC0102  | Country Pit                | 651     |
| 1K14 | Liberty                 | 100    | 1620 | Loyal Friend               | 990    | FC0104  | La Parrilla Argentina      | 370     |
| 1020 | Burlington              | 32,908 | 1621 | Fast Repairs Jewelers      | 806    | FC0105  | Taco Maker                 | 530     |
| 1112 | Eye Center Boutique     | 1,500  | 1631 | Pandora                    | 1,635  | FC0106  | Flamers                    | 461     |
| 1113 | Available               | 1,600  | 1650 | Italics                    | 1,602  | FC0107  | Hot Potato                 | 356     |
| 1120 | Le Luar Cosmetics & Spa | 1,554  | 1670 | Crossway Salon             | 2,430  | FC0108  | Marco's Pizza              | 700     |
| 1130 | Figuras Perfectas       | 1,461  | 1680 | FirstBank                  | 1,553  | FC0109  | Cold Stone Creamery        | 324     |
| 1140 | Sally Beauty Supply     | 1,561  | 1690 | Puma                       | 5,253  | FC0111  | Panda Express              | 651     |
| 1170 | Old Navy                | 14,744 | 1700 | Romano's Macaroni Grill    | 7,000  | FC0111A | Panda Express              | 285     |
| 1180 | Sola Salons Studios     | 2,978  | 1710 | Aldo                       | 2,103  | K12     | Starbucks                  | 467     |
| 1195 | Polo Ralph Lauren       | 9,820  | 1720 | Nautica Factory Store      | 4,372  | K15     | Wetzels Pretzels           | 100     |
| 1230 | GNC                     | 1,730  | 1730 | Exentrix                   | 1,408  | K16     | Available                  | 180     |
| 1245 | Skechers                | 3,478  | 1740 | Totto                      | 1,573  | KM1     | T.J. Maxx                  | 28,112  |
| 1260 | La Nueva Era            | 6,331  | 1770 | Chili's logo               | 6,370  | KM2     | Ralph's Food Warehouse     | 64,499  |
| 1270 | Gap Outlet              | 7,508  | 1800 | Urology Hub of Puerto Rico | 2,458  | KM3     | Urology Hub of Puerto Rico | 17,996  |
| 1280 | Perry Ellis             | 2,734  | 1810 | Preciosa Outlet            | 1,335  | KVM13   | Communikart                | 100     |
| 1290 | Bakers                  | 4,525  | 1820 | Cayo Caribe                | 3,754  | P101    | Home Depot                 | 110,241 |
| 1310 | Pearle Vision           | 1,905  | 1840 | IHOP                       | 4,929  | P102    | Caribbean Cinemas          | 50,000  |
| 1320 | Valija Gitana Outlet    | 1,961  | 1850 | Bambi                      | 1,087  | P103    | KFC                        | 2,475   |
| 1330 | Kamea Meha              | 3,048  | 1860 | Wetzels Pretzels           | 831    | P104    | Burger King                | 2,120   |
| 1400 | El Meson                | 2,082  | 1880 | Inventus Power Corp        | 678    |         |                            |         |
| 1530 | Lu Fashion              | 757    | 1888 | Mall Management Office     | 1,237  |         |                            |         |
| 1540 | EGO Shoes               | 2,525  | 1900 | Global Mattress            | 3,695  |         |                            |         |
| 1550 | Available               | 722    | 1901 | Walgreens                  | 10,305 |         |                            |         |
| 1560 | Kokomo/Tibbi            | 2,513  | 1902 | Arby's                     | 2,819  |         |                            |         |

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